



SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN SUMMARY

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID) is a benefit assessment district which was established in 2007. The District has reached the end of its second five-year term and property owners now wish to renew the SPHWBID for ten (10) additional years to continue funding vital business and property related services.

Name: The name of the PBID is the San Pedro Historic Waterfront Business Improvement District (SPHWBID).

Location: The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 and to the south by the southern boundary of APNs 7440-039-909, 7440-039-910, 7440-041-907, and 7440-041-906.

There are three Benefit Zones in the proposed renewed District. Zone 1 includes all parcels within the District west of harbor Boulevard. Zone 2 includes all parcels east of Harbor Boulevard and roughly south of W. 3rd Street and north of W 15th Street. Zone 3 includes all parcels east of Harbor Boulevard not in Zone 2.

For a detailed description of the District boundaries and Benefit Zones, see Section II, District Boundaries.

Services: The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels may include, but are not limited to:

- Visitor, Ambassador and Security services;
- Sanitation, Beautification & Capital Improvements such as monument signs, landscaping and other streetscape improvements;
- Marketing and Special Events;
- Administration and District Management.

Financing: The district's source of financing will be special benefit assessments levied on 804 individually benefitting parcels within its boundaries. Commercially zoned parcels and parcels zoned RD4 or higher within the District will be assessed. Each individually assessed parcel will receive proportionate special benefit from District funded services. The District contains three benefit zones with assessment rates based upon zoning and land use and services provided to each benefit zone.

No bonds will be issued for any projects funded in conjunction with this PBID renewal. The assessment rates for each benefit zone are shown in the table below.

San Pedro Historic Waterfront PBID		
Year 1 (2017-18) Assessment Rates		
Parcel Use - Benefit Zone	Land Rate	Building Rate
	(\$/sqft/yr)	(\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	\$0.11941648	\$0.17321581
Zone 2	\$0.05968573	\$0.08666418
Zone 3	\$0.0096118	\$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	\$0.11941648	\$0.08666418
Zone 2	\$0.05968573	\$0.04333200
Zone 3	\$0.00000000	\$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone		Not Assessed

Budget: The SPHWBID assessment budget for the first year of operation (2018) is \$1,276,159.00 with a maximum assessment rate increase of 3% per year for the District’s ten (10) years of operation. It is noted that the Assessment Engineer has determined that general benefits equate to 1% of an adjusted total PBID program costs of \$1,289,049.50 or \$12,890.50. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, volunteer credits, interest, memberships and other sources.

Benefits: “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

Renewal: The SPHWBID renewal is a two-step process. First, petitions signed by District property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the District renewal. Returned ballots in support of the District renewal must outweigh those in opposition based on the amount of assessment to be levied on returned ballot parcels.

Duration: The renewed SPHWBID will have a ten-year operational term beginning January 1, 2018 and ending December 31, 2027 (Property tax years 2017-18 to 2026-27). After ten years, the petition process, ballot process, and City Council hearing process must be repeated for the SPHWBID to be renewed again. Per State PBID Law, future renewal terms may extend up to 10 years each time.

The complete Management District Plan is available upon request. For a copy of the complete Management District Plan, please contact Lorena Parker at 310-832-2183 or LParker@SanPedroBID.com
San Pedro Property Owners’ Alliance, 390 W. 7th St., San Pedro, CA 90731